



Kirkstall, Orton Goldhay Peterborough
Offers in Excess of £180,000 Freehold

**Sharman
Quinney**

Key Features



- Semi-Detached
- Three Bedrooms
- Lounge/Dining Room
- Off-Road Parking
- Close to Local Amenities

NOTE: Please be advised this property is marketed as a non-standard construction build - Timber frame, as built, partial insulation (assumed)

As we step inside, you'll be greeted by the inviting hallway, leading you into the heart of the home.

The heart of the home is the lounge/dining room which is perfect for the family to relax and unwind in after along days work, the dining area is ideal for the family to enjoy their evening meals together or for entertaining friends.

The kitchen has enough storage and preparation space for the budding chef in you or is just perfect for enjoying your morning coffee in before going off to work.



As we go upstairs, you'll find the three well proportioned bedrooms each offering a peaceful retreat for rest and relaxation, family bathroom.

Outside the rear garden provides ample space for outdoor activities and is the perfect place to create your own personal oasis, parking no problem accessed off the shared drive there is ample off-road parking on the drive to the front.

Kirkstall is a family friendly neighbourhood within easy reach of local amenities including Shops schools, Ferry Meadows county park, bus and road links.

Entrance hall

Lounge/Dining room
5.97m x 3.38m max (19'07" x 11'01" max)

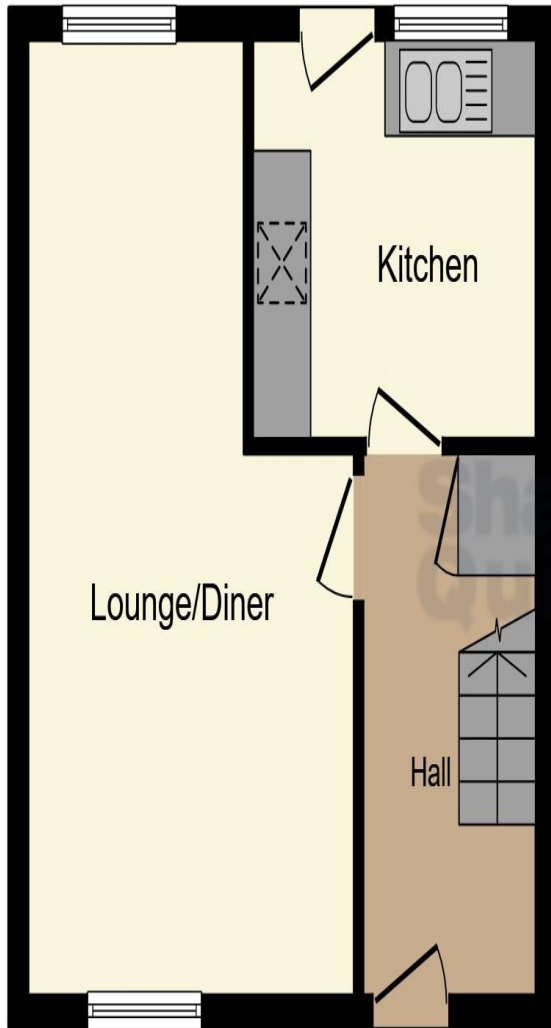
Kitchen
2.95m x 2.59m (9'08" x 8'06")

First floor landing

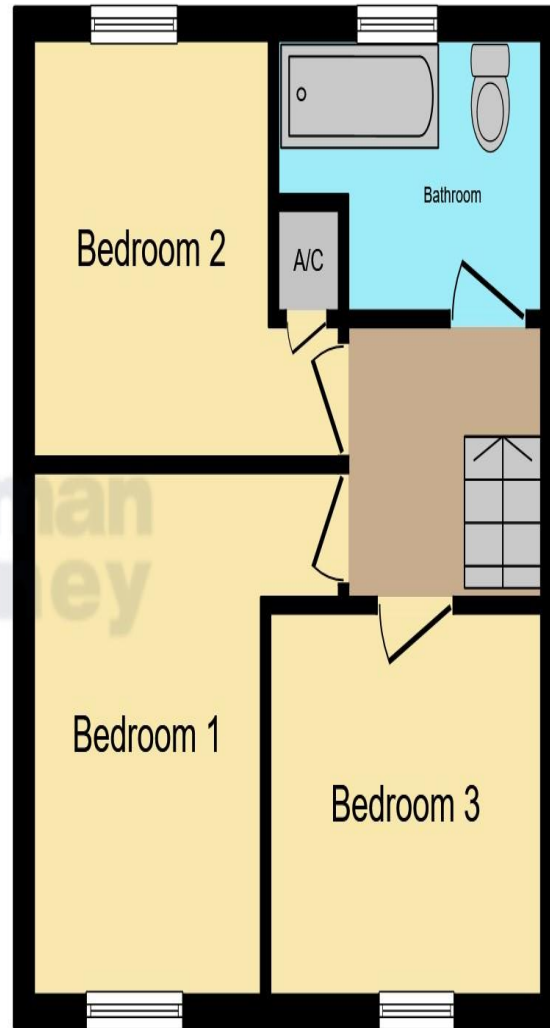
Bedroom 1
2.59m x 2.51m ex recess (8'06" x 8'03" ex recess)

Bedroom 2
3.20m x 2.36m ex recess (10'06" x 7'09" ex recess)





Ground Floor



First Floor

Bedroom 3
 2.87m inc stairwell x 2.34m (9'05" inc stairwell x 7'08")

Bathroom

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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